

063.0

0002

0003.A

Map

Block

Lot

1 of 1
CARD

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

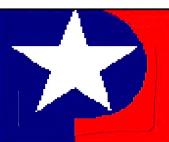
490,200 / 490,200

USE VALUE:

490,200 / 490,200

ASSESSED:

490,200 / 490,200


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		BROOKDALE RD, ARLINGTON

OWNERSHIP

Unit #: 9

Owner 1: UFTRING STEPHEN J

Owner 2:

Owner 3:

Street 1: 9 BROOKDALE RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: SOBOL JOSHUA A/KAREN -

Owner 2: -

Street 1: 9 BROOKDALE RD #9

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1929, having primarily Vinyl Exterior and 1154 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7103																

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items		Land Value	Total Value	Legal Description		User Acct
102		0.000	486,900	3,300		490,200				197009
								GIS Ref		
								GIS Ref		
								Insp Date		
								07/24/18		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	486,900	3300	.	490,200		Year end	12/23/2021	
2021	102	FV	473,000	3300	.	476,300		Year End Roll	12/10/2020	
2020	102	FV	466,000	3300	.	469,300	469,300	Year End Roll	12/18/2019	
2019	102	FV	482,600	3300	.	485,900	485,900	Year End Roll	1/3/2019	
2018	102	FV	427,200	3300	.	430,500	430,500	Year End Roll	12/20/2017	
2017	102	FV	389,700	3300	.	393,000	393,000	Year End Roll	1/3/2017	
2016	102	FV	389,700	3300	.	393,000	393,000	Year End	1/4/2016	
2015	102	FV	360,400	3300	.	363,700	363,700	Year End Roll	12/11/2014	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.
SOBOL JOSHUA A/	45916-390		8/23/2005		375,000	No	No			5488
ROSTCHECK DAVID	36041-168		8/2/2002		333,000	No	No			
PAPADOPOULOS GE	25505-235		7/21/1995		127,000	No	No	Y		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
8/11/2015	1094	Re-Roof	13,320	9/11/2015				Strip and re-roof.	7/24/2018	Measured	DGM	D Mann
5/7/2003	335	New Wind	1,238						10/29/2015	Permit Insp	PC	PHIL C
									5/6/2000		197	PATRIOT

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good			CONDO CONVERSION UNIT FROM 63-2-3, Building Number 1.									
Sty Ht: 1 - 1 Story				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 3 - Brick or Stone				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 4 - Vinyl				A HBth:	Rating:												
Sec Wall:		%		OthrFix:	Rating:												
Roof Struct: 2 - Hip				OTHER FEATURES													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good												
Color: WHITE				A Kits:	Rating:												
View / Desir: N - NONE				Fapl: 1	Rating: Good												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: C+ - Average (+)				CONDOS INFORMATION													
Year Blt: 1929	Eff Yr Blt:			Location:													
Alt LUC:	Alt %:			Total Units:													
Jurisdict:	Fact:	.		Floor: 1 - 1st Floor													
Const Mod:				% Own: 45.00000000													
Lump Sum Adj:				Name: 145 - 7103													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %	Exterior:		No Unit	RMS	BRS	FL						
Prim Int Wal	2 - Plaster			Functional:	%	Interior:		1	5	2	1						
Sec Int Wall:		%		Economic:	%	Additions:											
Partition: T - Typical				Special:	%	Kitchen:											
Prim Floors: 3 - Hardwood				Override:	%	Baths:											
Sec Floors:		%		Total:	18.6 %	Plumbing:											
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:		Totals							
Subfloor:				Basic \$ / SQ: 305.00		Heating:		1	5	2							
Bsmnt Gar:				Size Adj.: 1.35000002		General:											
Electric: 3 - Typical				Const Adj.: 0.99980003													
Insulation: 2 - Typical				Adj \$ / SQ: 411.668													
Int vs Ext: S				Other Features: 68750													
Heat Fuel: 1 - Oil				Grade Factor: 1.10													
Heat Type: 5 - Steam				NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100	% AC:			LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 598196													
% Com Wal	% Sprinkled:			Depreciation: 111264													
				Depreciated Total: 486931													
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:									
Make:				Juris. Factor:		Before Depr:	452.83										
SPEC FEATURES/YARD ITEMS				Special Features: 0		Val/Su Net:	421.92										
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	10X20	A	AV	1930	27.50	T	40	102			3,300		3,300
More: N	Total Yard Items:	3,300	Total Special Features:		Total:	3,300											
IMAGE 																	
AssessPro Patriot Properties, Inc																	